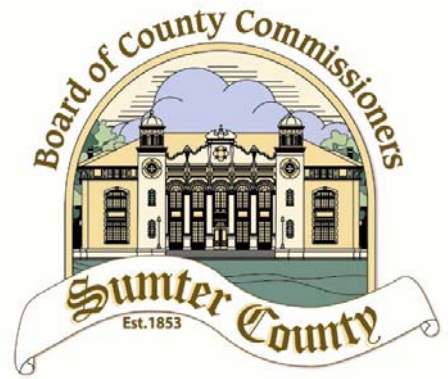


# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Code Compliance Department**

209 North Florida Street, Room 307 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274  
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



## **CODE ENFORCEMENT BOARD**

***January 8, 2007***

The regular meeting of the Code Enforcement Board of Sumter County, Florida, was called to order on Monday, January 8, 2007, at 6:00 PM, followed by the Pledge of Allegiance.

The following board members were present: Chairperson-Horton Barnes, Charles Castle, Tommy Messer, Cheryl Barnes, Drexel Clark, Dixie Ruzzo, and Terry Pasko.

Present from Code Compliance were Paul Jochum-Code Compliance Coordinator, Al Folden-Code Compliance Inspector, Janice Love-Code Compliance Inspector, and Alysia Akins-Code Enforcement Board Secretary.

Lee Hawkins, attorney for Sumter County Code Compliance Inspectors, was present.  
Randall Thornton, attorney for the Code Enforcement Board, was absent.

Mrs. Ruzzo made a motion to approve the minutes from the December 11, 2006 meeting.  
Mrs. Barnes seconded the motion and the motion carried.

Mr. Folden, Ms. Love, and Mr. Jochum were sworn in.

### **Old Business:**

The following case has not complied:  
**CE2006-0391/Tri-County**

The following cases have complied:  
**CE2006-0040/Varnum**  
**CE2006-0242/Glaze**

The following case still owes staff costs:  
**CE2006-0463/Lowers**

The following case has a lien filed:  
**CE2004-0465/Izquierdo**

The following case requested a rehearing:  
**CE2006-0059/Baughman**

Mr. Baughman had not been notified of the hearing date by certified mail; therefore, staff recommended this case remain on the table until the March 12, 2007 meeting.

**CE2006-0296/Rudisill**

Mr. Messer made a motion to remove this case from the table. Mr. Pasko seconded the motion and the motion carried.

The Respondent's daughter Tammy Ivey and her husband Jerry Ivey were present and sworn in. Mrs. Ivey testified they had received engineering plans today; therefore, they are ready to apply for the required building permits. Mrs. Ivey testified their original draftsman had quit, in which they had hired an engineer.

Mr. Castle made a motion to order the Respondents to pay staff costs due in the amount of \$240.48 within 30 days. The Respondents were also ordered to bring the property into compliance by obtaining the required building permits; failure to bring the property into compliance and paying staff costs due within 30 days will result in a fine in the amount of \$10 per day for each and every day of non-compliance. Mr. Pasko seconded the motion and the motion carried.

**New Business:**

The following cases have complied:

**CE2006-0386/Mask**

**CE2006-0505/Strobel**

**CE2006-0415/Cedillo**

**CE2006-0170/Curran**

**CE2006-0342/Johnson**

**Case: CE2006-0649**

**Owner Name: Jonathan Stephens**

**Location Address: 12315 SW 35<sup>th</sup> Drive, Croom**

**Parcel: R13=020/OR – 456, PG – 708**

**Code Violation: 13-364(b)(2)(f), 6-104(4), 13-E-312 SHC 307.4, and 6-90(A) and (B)**

Mr. Folden submitted an affidavit of pre-hearing compliance into the record.

**Case: CE2006-0524**

**Owner Name: John J. Beeman**

**Location Address: 2602 CR 422, Lake Panasoffkee**

**Parcel: F31C059/OR – 967, PG – 772**

**Code Violation: 21-1(A), 6-104(2), 6-104(5), and 13-E-312 SHC 307.4**

The Respondent was not present. Ms. Love testified the Notice for Hearing was sent by certified mail, and the property was posted on 11/30/06. Ms. Love testified her initial inspection was on 8/16/06. Ms. Love testified today, 1/8/07, was her last visit to the property, and the property was not in compliance. Ms. Love submitted photographs into the record that were taken on 8/16/06, 9/26/06, 11/30/06, 1/4/07, and 1/8/07 reflecting the violations. Ms. Love testified homestead exemption is filed on the property. Ms. Love testified the only contact she has had with the Respondent was today, in which Mr. Beeman had informed her that he would be out of town for six weeks. Ms. Love testified Mr. Beeman had also informed her that his house would be gutted while he was away, in which Ms. Love informed him of the necessary building permits.

Ms. Love recommended the Respondent bring the property into compliance within 30 days by removing all trash, litter, and debris, mowing the property, and paying all staff costs due in the amount of \$330.48, or a \$50 daily fine would be assessed after the ordered date.

Mr. Messer made a motion to order the Respondent to bring the property into compliance within 30 days by removing all trash, litter, and debris, mowing the property, and paying all staff costs due in

the amount of \$330.48, along with a \$50 daily fine if found in non-compliance after the ordered date. Mrs. Ruzzo seconded the motion and the motion carried.

**Case: CE2006-0495**

**Owner Name: David and Deidra Peterson**

**Location Address: 3304 CR 721, Webster**

**Parcel: T07C002/OR – 1616, PG – 440**

**Code Violation: 13-51(A)(2)(A) and 13-365(B)(1)**

The Respondents were not present. Mr. Jochum testified the Notice for Hearing was sent by certified mail. Mr. Jochum testified 1/8/07 was his last visit to the property, and the property was not in compliance. Mr. Jochum submitted photographs into the record that were taken on 8/7/06, 8/31/06, and 1/8/07 reflecting the violations. Mr. Jochum testified his initial inspection was on 8/7/06. Mr. Jochum testified he had been in contact with the Respondent Mr. Peterson and tenant Todd Smith. Mr. Jochum also testified homestead exemption is not filed on the property. Mr. Jochum testified a carport and deck were built without the required permit, although the permit was applied for after construction had begun. Mr. Jochum testified the building permit submittal was incomplete and additional items are required before the permit can be obtained. Mr. Jochum also testified the Respondents have applied for a pool permit; however, the permit is pending. Mr. Jochum testified the storage container has been removed.

Mr. Jochum recommended the Respondents be ordered to comply by obtaining all required building permits and paying all staff costs due in the amount of \$420.48, in addition to any other costs due, within 30 days, or a \$250 daily fine be assessed after the ordered date.

Mrs. Barnes made a motion to order the Respondents to pay staff costs due in the amount of \$420.48 within 10 days of receipt of the order, in addition to any other costs due. The Respondents were also ordered to bring the property into compliance by obtaining all required building permits within 30 days; failure to bring the property into compliance within 30 days, and pay staff costs, in addition to any other costs due, within 10 days, will result in a fine in the amount of \$250 per day for each and every day of non-compliance. Mr. Messer seconded the motion and the motion carried.

**Case: CE2006-0576**

**Owner Name: Juan Aleman**

**Location Address: 6270 CR 734, Center Hill**

**Parcel: Q34=040/OR – 1260, PG – 741**

**Code Violation: 13-364(b)(2)(f), 13-E-312 SHC 307.4, and 6-104(4)**

The Respondent's son Omar Aleman was present and sworn in. Mr. Jochum testified the Notice for Hearing was sent by certified mail, and the property was posted on 10/30/06. Mr. Jochum testified 1/8/07 was his last visit to the property, and the property was not in compliance. Mr. Jochum submitted photographs into the record that were taken on 8/11/06, 9/12/06, 9/28/06, and 1/4/07 reflecting the violations. Mr. Jochum testified his initial inspection was on 8/11/06. Mr. Jochum testified he had been in contact with Omar Aleman. Mr. Jochum also testified homestead exemption is filed on the property. Mr. Jochum testified significant progress has been made to the property; although the property was not in total compliance. Mr. Jochum testified this is a repeat violator and violation with a previous daily fine of \$50.

Mr. Aleman testified he does work on his personal vehicles, which he takes to car shows.

Mr. Jochum recommended the Respondent be ordered to comply by removing all openly stored unlicensed/inoperable vehicles and vehicle parts within 30 days, and paying all staff costs due in the amount of \$330.09 if not in compliance within 30 days.

Mr. Castle made a motion to order the Respondent to bring the property into compliance by removing all openly stored unlicensed/inoperable vehicles and vehicle parts within 30 days; failure to bring the property into compliance within 30 days will result in the payment of staff costs due in the amount of \$330.09 and a fine in the amount of \$50 per day for each and every day of non-compliance. Mrs. Barnes seconded the motion and the motion carried.

Mr. Messer made an additional motion to order the Respondent to pay an automatic fine in the amount of \$500 if ever found in non-compliance again after compliance of the existing case. Mr. Pasko seconded the additional motion and the additional motion carried.

**Public Forum-**

The Board members were given a revised 2007 meeting schedule, color graph reflecting all cases for the year 2006, and a report reflecting the total costs collected from Code Board cases for the year 2006. Mrs. Akins informed the Board \$5000 of the total amount shown on the report was collected for annual sludge monitoring. Mr. Jochum informed the Board next year's reports will be by fiscal year as opposed to calendar year.

There being no further business, Mr. Messer made a motion to adjourn. Mrs. Barnes seconded the motion and the motion carried.

The meeting adjourned at 6:55 PM.

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Chairperson

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Recording Secretary